



ZONING ADMINISTRATOR
NOTICE OF DECISION

Date: January 6, 2012
Applicant: Chrismatt Corporation
Case No.: DRC-11-20
Address: 320 Roosevelt Street
Project Planner: Caroline Young

Notice is hereby given that on January 6, 2012, the Zoning Administrator considered Design Review Permit (DRC) application (DRC-11-20), filed by Chrismatt Corporation ("Applicant"). The Applicant requests DRC approval to construct a 2,634 square-foot, three (3) unit apartment complex. The project would consist of a relocated one story duplex, located on another site within the City, and the construction of a second story onto that existing duplex, to provide a total of three (3) apartment units on the site. The Project is located at 320 Roosevelt Street ("Project Site") and is owned by James Pieri ("Property Owner"). The Project Site is zoned Apartment Residential (R3) with a General Plan designation of Transit Focus Area (TFA). The Project is more specifically described as follows:

The existing 1 (one) story duplex is proposed to be removed from another site within the City, to the proposed site at 320 Roosevelt Street. The third unit is to be constructed on the second floor of the duplex for a total of three units on the site. In order to enhance the existing elevation of the duplex, additional architectural elements, such as new front porches will be added to each unit. The second floor unit also provides a large front balcony area. Other site improvements include five (5) parking spaces, landscaping, and enhanced paving. Landscaping will consist of a 10-ft area at the front of the property to enhance the front entrance. A meandering sidewalk is provided from the street to the front entrances to each unit with a circular enhanced paving area in the center of the site. The bottom two units will have its own private open space located at the front porch and rear yard areas, and the second floor will have their own private open space in the front balcony. A total combined area of 842 square-feet of private open space will be provided for all units. There will also be a total of 1,812 square-feet of common open space located elsewhere throughout the site.

The following Project Data Table shows the development regulations along with the applicant's proposal to meet said requirements:

Assessor's Parcel Number:	568-450-58-00
Current Zoning:	R3 (Apartment Residential)
General Plan Designation:	TFA (Transit Focus Area)
Lot Area:	0.16-acres
PARKING REQUIRED: Parking spaces, broken down as follows: 1.5 per one bedroom unit / 2 per two bedroom unit 2 one bed/1.5 plus 1 two bed unit/2 =5	PARKING PROPOSED: Standard Spaces: 5 Total = 5
SETBACKS/HEIGHT REQUIRED: Front: 15 feet Side: 5 feet Rear: 15 feet Height: 28/45 feet	SETBACKS/HEIGHT PROPOSED: 74 feet 8 & 14 feet 6 feet (per Section 19.28.070(2)) 28 feet

Planning staff has reviewed the Project for compliance with the California Environmental Quality Act (CEQA) and has determined that the Project qualifies for a categorical exemption pursuant to Section 15332 of the State CEQA Guidelines. Thus, no further environmental review is necessary.

The proposed project is consistent with the development regulations of the Chula Vista Municipal Code (R-3 Apartment Residential Zone), Design Manual, and Landscape Manual. The Zoning Administrator, under the provisions of Section 19.14.582 G of the Chula Vista Municipal Code, has conditionally approved the project subject to the following conditions:

- I. The following shall be accomplished to the satisfaction of the Development Services Director, prior to issuance of building permits, unless otherwise specified:

Development Services Department:

1. Prior to approval by the City of Chula Vista for the use of the subject property in reliance on this approval, the Applicant/Representative and Property Owner shall execute this document by making a true copy of this letter of conditional approval and signing both this original Notice of Decision and the copy on the lines provided below, said execution indicating that the Applicant/Representative and Property Owner have each read, understood and agreed to the conditions contained herein, and will implement same. Upon execution, the true copy with original signatures shall be returned to the Development Services Department. Failure to return the signed true copy of this document within 30 Days of the effective date herein shall

indicate the Applicant/Representative and Property Owner's desire that the project, and corresponding application for building/grading permits and/or business license, be held in abeyance without approval.

Signature of Applicant/Authorized Representative

Date

Signature of Property Owner

Date

2. Prior to, or in conjunction with the issuance of the first building permit, pay all applicable fees, including any unpaid balances of permit processing fees for deposit account DQ-1670.
3. The colors and materials specified on the building plans must be consistent with the colors and materials shown on the site plan and materials board approved by the Zoning Administrator on January 6, 2012.

Engineering Developments Services/Landscape Architecture:

4. The following fees will be required based on the final Building Plans submitted per the Master Fee Schedule:
 - a. Sewer Connection and Capacity Fees
 - b. Traffic Signal Fee
 - c. Public Facilities Development Impact Fees (PFDIF)
 - d. Western Transportation Development Impact Fees (WIDIF)
5. The Applicant shall clearly show the existing and proposed sanitary sewer lines and how the site will connect to the City's public sewage system. No sewer lines will be allowed to be located under existing or proposed buildings. Indicate whether sewer lines are private or public.
6. The Applicant shall demonstrate compliance with the Uniform Building Code, minimum sewer grade (2%) from the farthest unit on the site to the sewer main.
7. The Applicant shall complete the applicable forms (Forms 5500, 5501, 5502, 5503 and 5504) prior to building permit approval.
8. Where feasible, storm water runoff from parking areas shall be directed to landscaped areas before discharge to storm drainage systems.
9. Prior to obtaining any Building Permit for the Project, if project's total on-site improvements exceed Engineering Threshold of (currently: \$33,762.11), per CVMC, Section 12.24 020, then the applicant shall be required to obtain a

Construction Permit from the Land Development Section of the Department of Development Services. A Construction Permit is required to perform the following work in the City's right-of-way, which may include, but is not limited to:

- a. Removal and replacement of any broken or damaged curb, gutter, and sidewalk per SDRSD G-2, and G-7 along the project's frontage to the satisfaction of the City Engineer. Sidewalk shall be designed and constructed with proper transitions to existing conditions.
 - b. Removal and replacement of existing driveway(s) meeting design standards as shown in Chula Vista Construction Standard CVCS-13. Current Driveway(s) shall be replaced, if it does not meet the City of Chula Vista Design Standards/ADA Standards, or if existing driveway is cracked or broken. Dedication of R/W as needed in order for driveway to comply with (American Disability Act) ADA requirements.
 - c. Installation of one (1) sidewalk under drains per Chula Vista Standard detail CVCS-17 along Roosevelt Street.
10. All utilities serving the proposed project shall be underground pursuant to Municipal Code 15.32.
 11. Separate permits for other public utilities (gas, electric, water, cable, telephone) shall be required, as necessary.
 12. The construction and completion of all improvements and release requirements shall be secured in accordance with Section 18.16.220 of the Municipal Code.
 13. Sewer lateral and storm drain connections to existing public utilities. The Public Works Operations Section will need to inspect any existing sewer laterals and connections that are to be used by the new development. Laterals and connections may need replacement as a result of this inspection.
 14. The onsite sewer and storm drain system shall be private. All sewer laterals and storm drains shall be privately maintained from each building unit to the City-maintained public facilities.
 15. Prior to the Improvement Plan or Building Permit approval, the Applicant shall grant to the City of Chula Vista a 5.5-foot Landscape Buffer Area Easement along Roosevelt Street per Chula Vista Design Standards CVD-ST23 for Roosevelt Street.
 16. Any private facilities, if applicable, within Public right-of-way or City easement will require an Encroachment Permit prior to Improvement Plan or Building Permit approval.
 17. All utilities serving the subject property and existing utilities located within or adjacent to the subject property shall be undergrounded in accordance with the Chula Vista Municipal Code. Further, all new utilities serving the subject property shall be undergrounded prior to the issuance of Building Permits.

18. Provide a landscape plan subject to the approval of the Landscape Planner.
19. Prior to issuance of building permit submit a “landscape documentation package for approval to the City of Chula Vista that demonstrates that the landscape associated with this application complies with the City of Chula Vista Landscape Water Conservation Ordinance, Chapter 20.12 of the Municipal Code. The title sheet of the drawings shall contain a signed statement from the landscape architect as follows: “I am familiar with and agree to comply with the requirements for landscape improvement plans as described in Chapter 20.12 of the Municipal Code. I have prepared this plan in compliance with those regulations. I certify that the plan implements the regulations to provide efficient landscape water use.”
20. On the landscape plans, the Applicant shall add calculations that demonstrate that the water use of the landscape proposed can be adequately served by the available water budget for the site. Verify that plant selections are sufficiently drought tolerant for the available water budget.
21. On the landscape plans, the Applicant shall provide a low water use ground cover planting instead of turf in the parkway adjacent to Roosevelt Street. The City of Chula Vista Landscape Water Conservation Ordinance includes restrictions on the use of turf in such locations.
22. The Applicant shall pay Park Acquisition and Development (PAD) fees per dwelling unit prior to the issuance of the first Building Permit in accordance with CVMC 17.10.100.

Fire Department

23. The project will require a fire flow of 1,500 gallons per minute for a 2-hour duration (at 20psi).
24. The Applicant shall provide a water flow letter from the applicable water agency having jurisdiction indicating that the above-mentioned fire flow is available to serve the project.
25. Fire hydrants shall be located no greater than 300 feet apart. The building plans shall show the location of the closest fire hydrant. A minimum of one fire hydrant is required to serve this project.
26. The building shall be addressed in accordance with the following criteria:
 - 0 – 50 feet from the building to the face of the curb = 6-inches in height with a 1-inch stroke
 - 51 – 150 feet from the building to the face of the curb = 10-inches in height with a 1 ½ -inch stroke

- 151 feet from the building to the face of the curb = 16-inches in height with a 2-inch stroke

27. The project shall be protected throughout by an approved automatic fire sprinkler system. A separate submittal, to the Fire Department, will be required for the sprinkler system.

II. The following on-going conditions shall apply to the Project as long as it relies upon this approval.

1. The Applicant shall maintain the Project in accordance with the approved plans for DRC-11-20, date stamped on August 23, 2011, which include site plan and architectural elevations on file in the Development Planning Division, the conditions contained herein, and Title 19.
2. All landscaping and hardscape improvements shall be installed and maintained in accordance with the approved landscape plan.
3. Approval of this request shall not waive compliance with all sections of Title 19 of the Municipal Code, and all other applicable City Ordinances in effect at the time of building permit issuance.
4. The Applicant/Representative and Property Owner shall and does hereby agree to indemnify, protect, defend and hold harmless City, its City Council members, officers, employees and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees (collectively, liabilities) incurred by the City arising, directly or indirectly, from (a) City's approval and issuance of this permit, (b) City's approval or issuance of any other permit or action, whether discretionary or non-discretionary, in connection with the use contemplated herein, and Applicant/operator shall acknowledge their agreement to this provision by executing a copy of this permit where indicated below. The Applicant/Representative and Property Owner's compliance with this provision is an express condition of this permit and shall be binding on any and all of Applicant/Operator's successors and assigns.
5. This Design Review Permit shall become void and ineffective if not utilized within thirty-six (36) months from the effective date thereof, in accordance with Section 19.14 600 of the Municipal Code, unless an extension application is submitted within 30-days of the expiration date of January 6, 2015.

January 6, 2012

APPROVED BY ZONING ADMINISTRATOR OF THE CITY OF CHULA VISTA,
CALIFORNIA, this 6th day of January 2012.

A handwritten signature in cursive script, appearing to read "Mary Ladiana", is written over a horizontal line.

Mary Ladiana
Zoning Administrator